

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Christopher Tran  
Ngo Ly Tran

Debtors

Chapter 13

KEYBANK NATIONAL ASSOCIATION

v.

Christopher Tran  
Ngo Ly Tran

and

William C. Miller Esq.

Trustee

NO. 15-19077 MDC

**ORDER**

AND NOW, this 12th day of April , 2018 upon the filing of a Certification of Default by the Moving Party in accordance with the Stipulation of the parties approved on February 05, 2018 it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 is modified to allow KEYBANK NATIONAL ASSOCIATION and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 2336 Cambridge Circle Hatfield, PA 19440.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

*Maryellen D. Cullen*

United States Bankruptcy Judge.

cc: See attached service list

Christopher Tran  
2336 Cambridge Circle  
Hatfield, PA 19440  
Ngo Ly Tran  
2336 Cambridge Circle  
Hatfield, PA 19440

William C. Miller Esq.  
P.O. Box 1229  
Philadelphia, PA 19105

Michael A. Cataldo Esq.  
1500 Walnut Street  
Suite 900  
Philadelphia, PA 19102

Michael A. Cibik Esq.  
1500 Walnut Street, Suite 900  
Philadelphia, PA 19102

KML Law Group, P.C.  
Suite 5000 – BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532